

Post Endorsement Loan Review Codes – 01/01/2017

Finding Code	Category	Start Date	Retired Date	Definition
AU01	Automated Underwriting Systems/TOTAL	10/04/2010	N/A	Data integrity deficiencies. File documentation does not support Accept/Approve decision in AUS.
AU02	Automated Underwriting Systems/TOTAL	10/04/2010	N/A	Documentation does not support credit waivers of AUS.
AU05	Automated Underwriting Systems/TOTAL	10/04/2010	N/A	AUS invalid or missing.
CH03	Credit History	10/04/2010	N/A	Mortgage or rental verification missing, mortgage not current or mortgage history not satisfactory.
CH10	Credit History	10/04/2010	N/A	Credit report unacceptable-source or format.
CH21	Credit History	10/04/2010	N/A	Concerns related to bankruptcies and/or foreclosures.
CH40	Credit History	10/04/2010	N/A	Concerns with poor credit pattern, major derogatory credit, judgments, liens, collections, disputed accounts and/or recent material inquiries.
CH41	Credit History	10/04/2010	N/A	CAIVRS, LDP/GSA authorization and/or delinquent federal debt issues not properly documented or satisfied.
CH42	Credit History	10/04/2010	N/A	Credit report or non-traditional credit not obtained or not legible.
CL31	Closing	01/18/2013	N/A	Closing/legal document deficiencies.
CL32	Closing	10/04/2010	N/A	Unallowable, excessive costs/credits to borrower or other HUD-1 inaccuracies.
CL33	Closing	11/01/2013	N/A	Misuse of escrow funds or MIP.
CL37	Closing	10/04/2010	N/A	HUD-1, HUD-1 Addendum, if applicable, and/or Good Faith Estimate either missing, not the final copy, not complete or not legible.
CN01	Condominium	09/28/2012	N/A	Condo not approved by DELRAP/HRAP.
CN02	Condominium	09/28/2012	N/A	Condo Loan Level Certification missing or illegible.
DC10	Documentation	10/04/2010	N/A	Uniform Residential Loan Application not properly completed or missing.
DC11	Documentation	10/04/2010	N/A	Form HUD-92900-A not properly completed or missing.
DC12	Documentation	10/04/2010	N/A	Quality of imaged documentation insufficient to permit review.

Post Endorsement Loan Review Codes – 01/01/2017

Finding Code	Category	Start Date	Retired Date	Definition
DC13	Documentation	10/04/2010	N/A	Questionable documentation.
DC14	Documentation	10/04/2010	N/A	Concerns related to electronic documents.
DC15	Documentation	10/04/2010	N/A	Case Binder indexing errors/deficiencies.
DC17	Documentation	09/28/2012	N/A	Foreign language translation of necessary documents is missing
EQ01	Eligibility & Qualification	10/04/2010	N/A	Invalid Social Security number (SSN) or Tax Identification number (TIN), Borrower Identity
EQ02	Eligibility & Qualification	10/04/2010	N/A	Legal residency for non-US citizens not adequately documented.
EQ03	Eligibility & Qualification	10/04/2010	N/A	Borrower not owner occupant, property not principal residence, possible investor issues and/or eligibility requirements for principal residence not met (including identity of interest concerns).
EQ04	Eligibility & Qualification	10/04/2010	N/A	Qualifying ratios exceeded without acceptable compensating factors for manually approved loans.
EQ05	Eligibility & Qualification	10/04/2010	N/A	Borrower deleted on streamline refinance loan without credit qualifying.
EQ07	Eligibility & Qualification	10/04/2010	N/A	Payoff demand missing for refinance transaction.
EQ08	Eligibility & Qualification	10/04/2010	N/A	Streamline refinance eligibility criteria not met.
FD10	Funds	10/04/2010	N/A	Unacceptable, unsupported or insufficient source of funds.
FD20	Funds	10/04/2010	N/A	Concerns related to assets derived from gift(s).
FD30	Funds	10/04/2010	N/A	Secondary financing: the source or terms are unacceptable, not documented or inadequately documented.
FD60	Funds	10/04/2010	N/A	Borrower did not make the required minimum cash investment (down payment).
FP01	Flipping	10/04/2010	N/A	Sales Contract dated less than 91 days from acquisition date by seller.

Post Endorsement Loan Review Codes – 01/01/2017

Finding Code	Category	Start Date	Retired Date	Definition
FP02	Flipping	10/04/2010	N/A	Requirements for properties sold within 91180 days not documented.
FP03	Flipping	10/04/2010	N/A	Waiver requirements not met to permit a property sales contract date less than 91 days with a sales price increase of 20% or greater above the seller's acquisition cost.
HM01	HECM	10/04/2010	N/A	HECM: Borrower or property not eligible or eligibility not established/ documented.
HM04	HECM	10/04/2010	N/A	HECM: Counseling requirement not satisfied/acceptably documented.
HM05	HECM	10/04/2010	N/A	HECM: Anti-churning Disclosure and/or supporting calculation missing or inaccurate.
HM06	HECM	10/04/2010	N/A	HECM: Loan Agreement and/or exhibits missing, incorrect, or illegible
HM07	HECM	10/04/2010	N/A	HECM: Maximum Claim Amount incorrect.
HM08	HECM	10/04/2010	N/A	HECM: Acceptable Title Insurance Commitment not provided/documentated.
HM10	HECM	10/04/2010	11/01/2013	HECM: Average Expected Mortgage Interest Rate (Expected Rate) incorrect.
HM11	HECM	10/04/2010	N/A	HECM: Principal Limit or payment plan miscalculated.
HM12	HECM	10/04/2010	11/01/2013	HECM: Payment Plan not calculated correctly and/or disagrees with HUD-1.
HM13	HECM	10/04/2010	N/A	HECM: Excess servicing set aside.
HM14	HECM	11/01/2013	N/A	HECM: Concerns related to initial disbursement limits.
HM25	HECM	10/04/2010	N/A	HECM: Concerns related to repair set-aside.
HM26	HECM	10/04/2010	N/A	HECM for Purchase: No third party contributions exist.
HM29	HECM	09/28/2012	N/A	HECM: Documentation incomplete or missing
HM30	HECM	01/02/2015	N/A	HECM: Concerns related to HECM Financial Assessment and Credit Analysis
IC02	Income	10/04/2010	N/A	Effective Income improperly calculated or from an unacceptable source
IC20	Income	10/04/2010	N/A	Income improperly documented.

Post Endorsement Loan Review Codes – 01/01/2017

Finding Code	Category	Start Date	Retired Date	Definition
IC22	Income	10/04/2010	N/A	IRS 4506 or IRS 8821 required, but missing, inaccurate and/or not complete.
IC30	Income	10/04/2010	N/A	Stability of income is insufficient and/or not supported.
LA04	Liabilities	10/04/2010	N/A	Obligations of borrower(s) (non-purchasing spouses included) omitted, inaccurate, not supported, not disclosed and/or not legible.
LI01	Lender Insured Loans	10/04/2010	N/A	Lender Insured data integrity concerns: insured loan data entered in FHA Connection is not supported by file documents.
LI02	Lender Insured Loans	10/04/2010	09/28/2012	Documentation and/or compliance errors/concerns for Lender Insured cases, which were not resolved prior to insurance.
LI03	Lender Insured Loans	09/28/2012	N/A	Lender failed to provide LI Binder
LO70	Lender Operations	09/28/2012	11/01/2013	Misuse of Escrow Funds or MIP
LO80	Lender Operations	09/28/2012	N/A	Issues related to National Mortgage Licensing System registration requirements
LO81	Lender Operations	09/28/2012	N/A	Issues related to Sponsored Third Party Originations
LP05	Lender Processing	09/28/2012	N/A	Late Endorsement Certification
LP10	Lender Processing	09/28/2012	N/A	Loan Delinquent at Endorsement
LP11	Lender Processing	07/01/2013	N/A	Non-LI Data Integrity Concerns
MA04	Maximum Loan Amount	10/04/2010	N/A	Mortgage amount incorrect, LTV limit and/or statutory limit exceeded.
MA05	Maximum Loan Amount	10/04/2010	N/A	Secondary Financing: maximum CLTV and/or statutory limit of combined mortgages exceeded.
MA06	Maximum Loan Amount	09/28/2012	N/A	Identity of Interest
PG10	Program	10/04/2010	N/A	Concerns related to Hawaiian Homelands financing transactions.
PG11	Program	01/18/2013	N/A	Concerns related to Section 248 Indian Reservations and other Restricted Lands
PG20	Program	10/04/2010	N/A	Concerns related 203k mortgages.
PG21	Program	01/18/2013	N/A	Concerns related 203h mortgages.

Post Endorsement Loan Review Codes – 01/01/2017

Finding Code	Category	Start Date	Retired Date	Definition
PG22	Program	01/18/2013	N/A	Concerns related Adjustable Rate mortgages (Section 251)
PG30	Program	10/04/2010	N/A	Concerns related to Construction-to-Permanent financing transactions.
PG40	Program	10/04/2010	N/A	Concerns related to Energy Efficient Mortgages.
PG41	Program	11/01/2013	N/A	Concerns related to Back to Work underwriting guidelines.
PG42	Program	01/13/2014	N/A	Concerns related to qualified mortgage policy
RC10	Risk	07/02/2011	06/30/2014	Risk - Uniform Residential Loan Application incomplete, not signed by borrower/interviewer
RC11	Risk	07/02/2011	06/30/2014	Risk related to changes between initial and final Uniform Residential Loan Application
RC12	Risk	07/02/2011	06/30/2014	Risk issues regarding assets/gift letters
RC13	Risk	07/02/2011	06/30/2014	Risk - disclosure of liabilities
RC14	Risk	07/02/2011	06/30/2014	Risk - borrower/co borrower employment
RC15	Risk	07/02/2011	06/30/2014	Risk - borrower/co borrower income
RC16	Risk	07/02/2011	06/30/2014	Risk or Uncertainty regarding SSN/Identity
RC17	Risk	07/02/2011	06/30/2014	Risk - Uniform Residential Loan Application responses to declarations
RC20	Risk	07/02/2011	06/30/2014	Risk - signature issues with purchase/sales contract
RC21	Risk	07/02/2011	06/30/2014	Risk - issues with closing date, purchase price, earnest money
RC22	Risk	07/02/2011	06/30/2014	Risk issues associated with public record results
RC23	Risk	07/02/2011	06/30/2014	Risk issues with Seller/Agent/commission
RC30	Risk	07/02/2011	06/30/2014	Risk - HUD-1 parties, price, signatures
RC31	Risk	07/02/2011	06/30/2014	Risk - HUD-1 excessive/unusual charges, payouts

Post Endorsement Loan Review Codes – 01/01/2017

Finding Code	Category	Start Date	Retired Date	Definition
RC40	Risk	07/02/2011	06/30/2014	Risk associated with Note and/or signature
RC50	Risk	07/02/2011	06/30/2014	Risk associated with AUS/Loan Approval conditions
RC60	Risk	07/02/2011	06/30/2014	Issues with information obtained
RC70	Risk	07/02/2011	06/30/2014	Risk - mail/email returned undeliverable
RC71	Risk	07/02/2011	06/30/2014	Risk - file documentation/unsigned/power of attorney
RC80	Risk	07/02/2011	06/30/2014	Risk with public searches performed
RC81	Risk	07/02/2011	06/30/2014	Risk - comparables inconsistent with HUD guidelines
RC82	Risk	07/02/2011	06/30/2014	Risk concerning appraiser/appraisal company
RC99	Risk	07/02/2011	06/30/2014	Unacceptable loan due to risk factors (one or more)
RH11	Rehab/Construction	10/04/2010	09/28/2012	Inadequate description of improvements/costs.
UW16	Underwriting	10/04/2010	N/A	Excess cash back on Non-Cash-Out Refinance.
UW20	Underwriting	10/04/2010	N/A	Purchase contract, Real Estate Certificate and/or Amendatory Clause missing, unreadable or incorrect.
UW22	Underwriting	10/04/2010	N/A	Concerns related to HUD policies regarding short sales and/or short pay offs.
UW23	Underwriting	10/04/2010	09/14/2015	Concerns related to Help for Home Owners program or other Loan Modification program.
UW24	Underwriting	09/28/2012	N/A	HUD-92900-LT FHA Loan Underwriting and Transmittal Summary is missing, illegible or incorrect.
UW25	Underwriting	01/18/2013	N/A	Concerns related to Refinance of Borrowers in Negative Equity Position program (Short Refinance)
VA01	Valuation	10/04/2010	N/A	Concerns related to the Neighborhood, Site, and/or Improvements section of the appraisal report.

Post Endorsement Loan Review Codes – 01/01/2017

Finding Code	Category	Start Date	Retired Date	Definition
VA02	Valuation	10/04/2010	N/A	Illegal Zoning.
VA03	Valuation	10/04/2010	N/A	Existing construction in Special Flood Hazard Area (A or V Zone) without evidence of flood insurance.
VA04	Valuation	10/04/2010	N/A	New Construction and/or Manufactured Home in Special Flood Hazard Area (A or V Zone) without LOMA, LOMR, or an elevation certificate with evidence of flood insurance.
VA06	Valuation	10/04/2010	N/A	Property does not meet Minimum Property Requirements.
VA07	Valuation	10/04/2010	N/A	Appraisal is missing, expired, or invalid.
VA08	Valuation	10/04/2010	N/A	Allowable commercial space in mixed-use property exceeded.
VA13	Valuation	10/04/2010	N/A	Concerns related to Cost Approach of the appraisal report.
VA14	Valuation	10/04/2010	N/A	Concerns related to Sales Comparison Approach section of the appraisal report.
VA15	Valuation	10/04/2010	N/A	Concerns related to Income Approach section of the appraisal report.
VA17	Valuation	10/04/2010	N/A	Concerns related to the Market Conditions Addendum to the Appraisal Report including: missing, incomplete, incorrect and/or not legible.
VA18	Valuation	10/04/2010	N/A	Owner of record not documented.
VA20	Valuation	10/04/2010	09/28/2012	Sales are not sufficiently comparable to the subject property.
VA22	Valuation	10/04/2010	N/A	Form HUD-92800.5B substantially incomplete, incorrect or missing.
VA23	Valuation	10/04/2010	N/A	Repairs not acceptably addressed.
VA24	Valuation	10/04/2010	N/A	The Wood Destroying Insect Inspection report is missing, incomplete, or inadequate documentation exists to reflect that infestation was acceptably treated.
VA25	Valuation	10/04/2010	N/A	Compliance inspections, certifications, or local government approvals missing or incomplete.

Post Endorsement Loan Review Codes – 01/01/2017

Finding Code	Category	Start Date	Retired Date	Definition
VA26	Valuation	10/04/2010	09/28/2012	Form HUD-92051 or its equivalent is substantially incomplete or incorrect.
VA27	Valuation	10/04/2010	N/A	Form HUD-92300, Mortgagee Assurance of Completion, is missing, incomplete and/or incorrect.
VA29	Valuation	10/04/2010	N/A	Manufactured home does not meet eligibility guidelines.
VA30	Valuation	10/04/2010	09/28/2012	Value not supported.
VA34	Valuation	10/04/2010	N/A	Newly constructed home or newly rehabilitated home, does not meet requirements.
VA36	Valuation	10/04/2010	09/28/2012	Condo project not approved by DELRAP/HRAP.
VA41	Valuation	10/04/2010	N/A	Concerns related to photos, map and/or sketch missing or illegible.
VA42	Valuation	10/04/2010	N/A	Concerns related to the subject and contract section or appraisal report.
VA43	Valuation	10/04/2010	09/28/2012	Responsibility for MPS repairs not detailed.
VA44	Valuation	10/04/2010	N/A	Incorrect appraisal form used for property type.